

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW HAMPSHIRE

In re:) Case No.: 05-15906 jmd
JAMES BRITTON,)
Debtor.) Chapter 13
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)

MOTION TO SELL

Now comes James Britton, by and through Michael Kainen, and prays that the court permit the debtor to sell his property as follows:

1. The Debtor is under contract to sell his property commonly known as 38 Hale St., Guild, New Hampshire to Patricia Ferrero of Guild, NH.
2. The proposed distribution from the sale is as follows:

Contract Price	<u>\$265,000.00</u>
Pay off existing mortgage (thru 9/1/06)	<u>\$175,697.57</u>
Estimated Closing costs	Unknown
Attorneys fees (assuming no hearing attendance)	\$ 600.00
Property Taxes, Water and Sewer owed (thru 9/1/06)	\$ 3,614.03
Co-owner's equity	\$ 42,544.20
Debtor's exemption	<u>\$ 4,411.00</u>
Approx available for creditors	\$ 38,133.20

3. Closing is to be held on or before September 30, 2006.

Wherefore it is prayed that the court permit the debtor to sell this property.

Dated this 2nd day of September, 2006

By: /s/ Michael Kainen

Michael Kainen
Michael Kainen, Attorney at
Law PC
P.O. Box 919
White River Jct., VT 05001
(802) 296-2100

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this 2nd day of September, 2006 the foregoing Motion to Sell and Notice of Hearing were served upon the below-listed by CM/ECF or by mailing a true copy thereof, first class, postage prepaid.

Lawrence Sumski, Esq.
By CM/ECF

US Trustee
By CM/ECF

Linda Flanders
33 River Rd.
Sunapee, NH 03782

/s/ Michelle Kainen